

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/113 Channel Street, Cohuna Vic 3568

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$185,000

Median sale price

Median price

\$178,000

House

X

Unit

Suburb or locality

Cohuna

Period - From

01/10/2017

to

30/09/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1c Mead St COHUNA 3568	\$178,000	29/06/2018
2	109 Channel St COHUNA 3568	\$175,000	01/08/2018
3	26a Channel St COHUNA 3568	\$155,000	22/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

2/113 Channel Street, Cohuna Vic 3568



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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$185,000

Median House Price
Year ending September 2018: \$178,000

Comparable Properties



1c Mead St COHUNA 3568 (REI/VG)

Agent Comments

2 1 1

Price: \$178,000
Method: Private Sale
Date: 29/06/2018
Rooms: -
Property Type: Unit
Land Size: 335 sqm approx

109 Channel St COHUNA 3568 (VG)

Agent Comments

2 - -

Price: \$175,000
Method: Sale
Date: 01/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 1489 sqm approx



26a Channel St COHUNA 3568 (VG)

Agent Comments

2 - -

Price: \$155,000
Method: Sale
Date: 22/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 402 sqm approx